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CALENDAR

of the

CITY PLANNING COMMISSION

of

The City of New York

WEDNESDAY, MARCH 18, 1970

Meeting at 10 A.M.

in the

CITY HALL

John V. Lindsay, Mayor

[Number 6]

Prepared by Gail Buxbaum, Secretary

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GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.

2. Final action by the Commission shall be by the affirmative vote of not less than four members.

3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.

4. Matters not on the calendar may be considered by unanimous consent.

5. At public hearings those opposed to a proposition shall be heard first and then those in favor thereof, unless otherwise ordered.

6. All proposals scheduled for public hearings shall be duly advertised in accordance with Charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified **in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately prior thereto with the exception of Capital Budget items. (Subscribers to this Calendar have a minimum of 15 days notice before items are heard. Detailed information on these items may be obtained by contacting the Department of City Planning).**

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Note—Matters requiring a public hearing usually appear on three separate calendars: first in Section I, "Fixing Dates for Future Public Hearings;" second in Section III, "Public Hearings;" and third in Section II, "Reports on Items Previously Considered by the Commission."

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Calendars—Any member of a Community Planning Board, any Civic Association or any non-profit organization may ask the Secretary to the Commission to be placed on the mailing list to receive a Calendar. Calendars are also available to the public in the Office of the Secretary, 2 Lafayette Street, on Monday preceding a public meeting. Any other individual or organization who wishes to be placed on the Calendar mailing list (subscription $5 per year pro-rated) may do so by contacting the Office of the Secretary, 566-8510.

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CITY PLANNING COMMISSION

2 Lafayette Street, New York, N. Y. 10007
(opposite Municipal Building)

DONALD H. ELLIOTT, *Chairman*
GERALD R. COLEMAN,
MARTIN GALLENT,
WALTER McQUADE,
IVAN A. MICHAEL,
CHESTER RAPKIN,
BEVERLY MOSS SPATT, *Commissioners*
GAIL BUXBAUM, *Secretary*

The regular public meetings of the Commission shall be held twice monthly on Wednesdays at 10 a. m. in Room 16, City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

Calendar No. 6

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The next regular meeting is scheduled for Wednesday, April 8, 1970.

WEDNESDAY, MARCH 18, 1970, AT 10 A. M.

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No. 1

APPROVAL OF MINUTES of Special Meeting of October 27, 1969, as printed in THE CITY RECORD of January 29, 1970, and Regular Meeting of November 5, 1969, as printed in THE CITY RECORD of February 6, 1970.

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I. FIXING WEDNESDAY, APRIL 8, 1970, AT 10 A. M. FOR FUTURE PUBLIC HEARINGS

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URBAN RENEWAL AND HOUSING

—

BOROUGH OF MANHATTAN

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No. 2 (CP-21129)

COMMUNICATION, dated March 3, 1970, from the **Housing and Development Administration, submitting for approval,** pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, **an Urban Renewal Plan for the Milbank-Frawley Circle Urban Renewal Area, within the Harlem-E. Harlem Model Cities Area,** Borough of Manhattan.

The Plan provides for the acquisition of the following property in addition to the property in the renewal area previously approved:

West side of 5th Avenue, between West 110th and West 111th Streets; Block 1594. Lots 36, 40.

Parts of the block bounded by West 111th Street, 5th Avenue, West 112th Street and Lenox Avenue; Block 1595, Lots 1, 3, 4, 6, 7, 31-41, 65, 69, 71, 141.

Parts of the block bounded by West 115th Street, 5th Avenue, West 116th Street and Lenox Avenue; Block 1599, Lots 1, 3, 6, 9-15, 17, 18, 21, 24, 26, 27, 132, 33, 35-38, 40, 140, 44, 47-53, 56, 58, 59, 61, 62, 64, 65, 67, 167, 68-70.

Parts of the block bounded by West 116th Street, 5th Avenue, West 117th Street and Lenox Avenue; Block 1600, Lots 1, 3, 7, 9, 11, 13, 15, 19, 26, 27, 31-35, 37, 69.

Easterly side of 5th Avenue between East 107th Street and East 108th Street, Block 1613, Lot 1.

Easterly part of the block bounded by East 108th Street, Madison Avenue, East 109th Street and 5th Avenue, Block 1614, Lots 12-17, 56-58, 60-63.

The entire block bounded by East 109th Street, Madison Avenue, East 110th Street and 5th Avenue; Block 1615, Lots 1, 5, 7, 9-11, 14, 55-57, 59-66, 68.

The entire block bounded by East 110th Street, Park Avenue, East 111th Street and Madison Avenue; Block 1616b, Lots 20-26, 28, 30-36, 38, 39, 42, 49-53, 123, 141, 146.

Parts of the block bounded by East 111th Street, Madison Avenue, East 112th Street and 5th Avenue; Block 1617a, Lots 1-4, 7, 11-15, 17-19, 55, 57, 58, 69-72.

The entire block bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue; Block 1617b, Lots 20-23, 25, 28, 29, 31, 33-35, 37-43, 45, 46, 48, 50-54, 121, 122.

The entire block bounded by East 115th Street, Madison Avenue, East 116th Street and 5th Avenue; Block 1621a, Lots 1-7, 9-14, 16, 17, 56-72, 168.

The major portion of the block bounded by East 115th Street, Park Avenue, East 116th Street and Madison Avenue; Block 1621b, Lots 20-23, 28-32, 35, 36, 41-43, 47-49, 53, 145.

The entire block bounded by East 116th Street, Park Avenue, East 117th Street and Madison Avenue; Block 1622b, Lots 20, 23-25, 29-38 40-43, 46-53.

Major portion of the block bounded by East 117th Street, Park Avenue, East 118th Street and Madison Avenue; Block 1623b, Lots 20-23, 25-27, 29-35, 37, 39-43, 48-54, 132, 147.

Parts of the block bounded by West 118th Street, 5th Avenue, West 119th Street, Lenox Avenue, Block 1717, Lots 9-11, 19, 20, 23-45, 54-60.

Southeasterly part of the block bounded by West 119th Street, 5th Avenue, West 120th Street and Lenox Avenue; Block 1718, Lots 25, 27, 29-36, 129-135.

Parts of the block bounded by East 119th Street, 5th Avenue, East 118th Street and Madison Avenue, Block 1745a, Lots 104, 5, 7, 11-17, 54, 55.

The entire block bounded by East 119th Street, Madison Avenue, East 118th Street and Park Avenue, Block 1745b, Lots 20, 23, 24, 26-28, 30-47, 50-53.

Westerly side of Park Avenue between East 119th Street, East 120th Streets, Block 1746b, Lots 33, 34, 36-41.

Entire block bounded by East 123d Street, Madison Avenue, East 122d Street and Park Avenue, Block 1748a, Lots 1-5, 9-14, 21-34, 101, 123, 126, 128.

Property on the southerly side of West 113th Street between Lenox and St. Nicholas Avenues, Block 1822, Lots 35-41.

Easterly portion of the block bounded by West 114th Street, St. Nicholas Avenue, West 113th Street and Lenox Avenue, Block 1823, Lots 22-27, 29-34, 36-46.

Major portion of the block bounded by West 115th Street, St. Nicholas Avenue, West 114th Street and Lenox Avenue, Block 1824, Lots 16, 18-23, 25-27, 29-36, 38, 41, 42, 44-54.

Major portion of the block bounded by West 116th Street, St. Nicholas Avenue, West 115th Street and Lenox Avenue, Block 1825; Lots 20-27, 29, 33, 34, 38, 139, 40-45, 49, 50, 53-55, 57-59.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

BOROUGH OF BROOKLYN

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No. 3 (CP-21122)

COMMUNICATION, dated February 19, 1970 from the Housing and Development Administration submitting for approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York and Title I of the Housing Act of 1949, as amended, an **Amended Urban Renewal Plan for the Brownsville Urban Renewal Project** in the area **bounded generally by Livonia Avenue, Stone Avenue, Linden Boulevard and Rockaway Avenue,** Borough of Brooklyn. (Amends CP-19813)

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

BOROUGH OF QUEENS

—

No. 4 (CP-21088)

COMMUNICATION, dated January 28, 1970, from the attorneys for **Meadow Manor Inc., submitting for approval,** pursuant to Article II of the Private Housing Finance Law (Limited-Profit Housing Companies Law) of the State of New York, **a plan for a State-aided limited-profit cooperative housing project,** designated as Meadow Manor, proposed to be constructed **on the northerly portion of the block bounded by 34th Avenue, 113th Street, 37th Avenue and 112th Street,** Block 1756, part of Lot 5, Borough of Queens.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

CITY MAP CHANGES

BOROUGH OF THE BRONX

—

No. 5 (CP-21097)

COMMUNICATION, dated February 2, 1970, from the President, Borough of The Bronx, transmitting map (No. 11861), showing the **layout of a Park within the territory bounded by Soundview Avenue, Betts Avenue, David Avenue, Stephens Avenue,** Compton Avenue, Patterson Avenue, Pugsley Avenue, Lacombe Avenue, Screvin Avenue, Barrett Avenue, Olmstead Avenue, Pugsley's Creek and the East River and the layout of David Avenue 465 feet north of Gildersleeve Avenue from Stephens Avenue to Betts Avenue and the adjustment of lines and grades necessitated thereby and the layout of a Sewer Easement, Borough of The Bronx.

(On February 13, 1970, Cal. No. 133, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

BOROUGH OF QUEENS

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No. 6 (CP-21098)

COMMUNICATION, dated February 2, 1970, from the President, Borough of Queens, submitting Map No. 4581 **eliminating the lines of 89th Avenue between Pontiac Street and Moline Street,** Borough of Queens.

(On February 13, 1970, Cal. No. 134, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

No. 7 (CP-21100)

COMMUNICATION, dated January 29, 1970, from the President, Borough of Queens, submitting Map No. 4551 **modifying the lines and grades of Kew Gardens Road from Lefferts Boulevard to Van Wyck Expressway** and modifying the lines of Metropolitan Avenue from 129th Street to Van Wyck Expressway along with the adjustment of several block dimensions, Borough of Queens.

(On February 13, 1970, Cal. No. 136, the Board of Estimate referred this matter to the Commission.)

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

ZONING

No. 8 (CP-21138)

IN THE MATTER OF **amendments,** pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Section 12-10 and new Section 74-86 concerning Covered Pedestrian Space,** as follows:

Matter in **bold type** is new; matter in *italics* is defined in Section 12-10.

12-10 DEFINITIONS

Covered Pedestrian Space

A "Covered Pedestrian Space" is an enclosed area directly accessible to the public from an adjoining *street, arcade, plaza, court, yard, pedestrian mall,* or other *covered pedestrian space* which is a part of the public pedestrian circulation system, and which:

(a) Has an area of at least 1,500 square feet and a minimum width, at any point, of 20 feet. For spaces between 100 feet and 150 feet in length the minimum width shall be 25 feet. For spaces longer than 150 feet the average width shall be at least 30 feet; and

(b) Has a height of at least 30 feet; and

(c) Has appropriate *uses* permitted in the district, such as but not limited to small stores and cafes, occupying the maximum feasible frontage along those bounding walls of the *covered pedestrian space* which do not abut *lot lines* or *street lines.* At least 50 per cent of such frontage shall be developed with individual *uses* each of which has a frontage not exceeding 25 feet and the frontage of any single *use* may not exceed 50 feet.

In no event may banks, loan offices, insurance offices or similar office type *uses* occupy any portion of the frontage of the *covered pedestrian space*. Access to other *uses* within a *building* may be provided from the *covered pedestrian space* if such *uses* are not located at the same *story* as the *pedestrian space;* and

(d) Is adequately illuminated, utilizing natural daylight wherever possible; and

(e) Is kept open to the public between 7 a. m. and 12 midnight or on a schedule suitable to meet the public need and is suitably maintained.

Obstructions such as awnings, canopies, pedestrian bridges, balconies or other architectural elements above the floor level of the *pedestrian space* are prohibited unless it can be clearly demonstrated that they will enhance design or pedestrian circulation. In any event horizontal projection of balconies into any *pedestrian space* shall not exceed 5 feet.

Planting, landscaping, ornamental fountains, statuary, bazaar furniture, kiosks, works of art, light-wells and other features may be permitted in a portion of the *pedestrian space*, but not to the extent of impeding pedestrian movement.

Columns or similar elements may be permitted within a *covered pedestrian space*, but the aggregate area of such elements may not exceed 2 per cent of the total *pedestrian space*.

A portion of the *covered pedestrian space* shall be developed as public sitting areas with appropriate facilities such as cafes or other public seating arrangements.

Entrances to lobbies may be permitted along the boundary of a *covered pedestrian space*. The *floor area* of an entrance lobby shall not be considered as part of the *covered pedestrian space*.

Where a *zoning lot* is bounded by more than one street, or by the combination of *streets, plaza* or other *public right-of-way*, the *covered pedestrian space* shall provide a connection between at least two such areas.

For the purposes of a *floor area ratio* bonus, two types of *covered pedestrian space* are permissible. One type is fully air-conditioned in summer and properly heated in winter. The other type is without any air-conditioning and heating and kept open at the entrances. The standards for heating, ventilating and air-conditioning facilities provided in a *covered pedestrian space* shall be at least equal to that of the lobby.

For the purpose of insuring prominent public attention to the *covered pedestrian space*, the openings at the face of the *building* for entrances to the *pedestrian space* shall be at least 20 feet wide, 30 feet high and unobstructed for a depth of 30 feet, except where the pedestrian space is air-conditioned such requirements may be modified, if necessary to suit the air conditioning need.

74-86

Covered Pedestrian Space

In the districts indicated, except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements), the City Planning Commission may permit *floor area* bonuses for *covered pedestrian space* provided on a *zoning lot* to be occupied by a *commercial* or *community facility development* in accordance with the provisions of this Section. In no event shall the resulting *floor area ratio* exceed the amount set forth in Section 33-120.5 (Maximum limit on floor area ratio).

Any portion of the *covered pedestrian space* which is within 10 feet of a *street line* or *lot line* and which is extended along *such street line* or *lot line* on either side of an entrance to it from an adjoining *street, arcade, plaza, court, yard, pedestrian mall* or other *covered pedestrian space*, may receive only that *floor area* bonus accorded to an *arcade*.

Permitted Additional Floor Area Per Square Foot of *Covered Pedesetrian Space* (in square feet)

Area with Air Conditioning and Heating Facility	Area Without Air Conditioning and Heating Facility	Districts	
14.0	11.0	C5-3 C5-5	C6-6 C6-7 C6-9
11.0	8.0	C4-7 C5-2 C5-4	C6-4 C6-5 C6-8

Where a major necessary direct access from the *covered pedestrian space* to the subway station mezzanine or concourse is provided in the *development* and such connection is kept open to the general public for the same hours as the *covered pedestrian* space, an additional bonus of 2 square feet of *floor area* per square foot of *covered pedestrian* space may be permitted.

As a condition for permitting such bonus *floor area*, the Commission shall find that:

(a) The proposed *covered pedestrian space* will have a useful role in meeting existing needs for sheltered space for the comfort and convenience of the general public.

(b) The proposed *covered pedestrian space* is located at or close to the principal level of pedestrian circulation in adjacent areas with prominent and obvious public entrances.

(c) The public character of the proposed *covered pedestrian space* shall be obvious from the outside of the *building*.

(d) Appropriate commercial *uses* include but not limited to small stores and cafes fronting on the *covered pedestrian space* are provided.

(e) The distribution of the *bulk* of the total *development* permits satisfactory access of light and air to surrounding *streets* and properties.

(f) The proposed connection to an underground subway station from a *pedestrian space* is necessary to ease pedestrian movement and sidewalk congestion in the area and the construction cost of the proposed amenity is substantial enough to justify the granting of additional *floor area ratio* bonus.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

BOROUGH OF RICHMOND

No. 9 (CP-20624)

PETITION, of Gilbert A. Bosco et al, pursuant to **Section 201** of the New York City Charter, requesting an **amendment of the Zoning Map,** Section No. 27c, **establishing within an existing R3-2 District, a C2-2 District bounded by Hylan Boulevard, Jerome Avenue,** a line 150 feet south of Hylan Boulevard, **and Kensington Avenue,** Borough of Richmond.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

BOROUGH OF MANHATTAN

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No. 10 (CP-21135)

IN THE MATTER OF an **application** pursuant to Section 74-71 of the Zoning Resolution, **from Landmarks Preservation Commission, for the grant of a special permit involving converting the Friends Meeting House** (a designated New York City Landmark) **to an artists exhibition gallery,** performance hall, and workshop on property located on the south side of **East 20th Street between Irving Place and Third Avenue** (144 East 20th Street), Borough of Manhattan.

Plans for this proposed artists gallery, performance hall, and workshop are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, New York.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

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BOROUGH OF BROOKLYN

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No. 11 (CP-21137)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an **amendment of the Zoning Map,** Section No. 17a, (a) **changing from a C8-2 District to an R6 and C2-3 Districts property bounded by St. Marks Avenue, Rogers Avenue, Sterling Place, Bedford Avenue, Prospect Place,** and a line 100 feet west of Bedford Avenue; and (b) establishing within an existing R6 District, a C2-3 District bounded by Prospect Place, a line 150 feet west of Bedford Avenue, St. Marks Place and a line 100 feet west of Bedford Avenue, Borough of Brooklyn.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

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No. 12 (CP-21128)

IN THE MATTER OF an application, pursuant to Section 74-511 of the Zoning Resolution, for the grant of a **special permit for a proposed public parking lot** with a capacity of 84 cars on property located **on the north side of West 231st Street from Irwin Avenue to Tibbett Avenue,** Borough of The Bronx.

Plans for this proposed public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, New York.

Resolution for adoption fixing April 8, 1970, as the date for a hearing.

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II. REPORTS

URBAN RENEWAL AND HOUSING

—

BOROUGH OF MANHATTAN

No. 13 (CP-21078)

IN THE MATTER OF **designation,** pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, **of the area bounded by West 130th Street, 8th Avenue, West 127th Street, and St. Nicholas Avenue,** Borough of Manhattan, **as an Area Appropriate for Urban Renewal (St. Nicholas Park Area Additions).**

(On February 4, 1970, Cal. No. 2, the Commission fixed February 18, 1970, for a hearing; on February 18, 1970, Cal. No. 14, the hearing was closed.)

For consideration

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No. 14 (CP-21072)

IN THE MATTER OF communication, dated January 20, 1970 from the Housing and Development Administration, requesting **approval,** pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, **of a Revised Neighborhood Development Plan (Urban Renewal Plan) for the St. Nicholas Park Urban Renewal Area,** Borough of Manhattan (Amends CP-20867).

The amended plan provides for the acquisition of the following properties:

Site 5—Property on the westerly side of 8th Avenue between West 142d and West 143d Streets (Blocks 2043, Lot 39; 2667-2685 8th Avenue, 301-303 West 142d Street).

Site 6—Property on the easterly side of 8th Avenue, bewteen West 140th and West 141st Streets (Block 2026, Lots 1-4, 59; 61-64; 2630-2652 8th Avenue, 276 West 141st Street, 275 West 140th Street).

Site 7—Property on the easterly side of 8th Avenue, between West 133d and West 134th Streets (Block 1939, Lots 1-4, 61-64; 2490-2504 8th Avenue, 264-268 West 134th Street, 265-269 West 133d Street).

Site 8—The entire block bounded by West 130th Street, 8th Avenue, West 129th Street, and St. Nicholas Avenue (Block 1955; Lots 26-31, 34-42, 45-49; 300-304 West 130th Street, 2411-2425 8th Avenue, 301-303 West 129th Street, 380-400 St. Nicholas Avenue).

Site 10—Property on the easterly side of 8th Avenue between West 132d and West 133d Streets (Block 1938, Lot 1; 2470-2482 8th Avenue, 268 West 133d Street).

Property on the southerly side of West 136th Street, between 7th and 8th Avenues (Block 1941, Lots 51 and 52; 242-244 West 136th Street).

Property on the southerly side of West 136th Street, between 7th and 8th Avenues (Block 1941, Lot 40; 208 West 136th Street).

(On February 4, 1970, Cal. No. 3, the Commission fixed February 18, 1970 for a hearing; on February 18, 1970, Cal. No. 15, the hearing was continued to March 4, 1970; on March 4, 1970, Cal. No. 28, the hearing was closed.)

For consideration.

LANDMARKS PRESERVATION

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BOROUGH OF MANHATTAN

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No. 15 (CP-21123)

COMMUNICATION, dated February 24, 1970, from the Landmarks Preservation Commission forwarding, pursuant to Section 207-2.0 of the Administrative Code, **a list of five landmarks and landmark sites** designated by the Landmarks Preservation Commission as follows:

1. **97 MURRAY STREET,** BOGARDUS BUILDING, Borough of Manhattan (LP-0657).

2. **258 WASHINGTON STREET,** BOGARDUS BUILDING, Borough of Manhattan (LP-0658).

3. **258½ WASHINGTON STREET,** BOGARDUS BUILDING, Borough of Manhattan (LP-0659).

4. **260 WASHINGTON STREET,** BOGARDUS BUILDING, Borough of Manhattan (LP-0660).

5. **262 WASHINGTON STREET,** BOGARDUS BUILDING, Borough of Manhattan (LP-0661).

Communication dated February 25, 1970 from the Office of the Secretary of the Board of Estimate transmitting these matters to the City Planning Commission for reports.

For consideration.

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CITY MAP CHANGES

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BOROUGH OF THE BRONX

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No. 16 (CP-20893)

IN THE MATTER OF communication, dated August 1, 1969, from the President, Borough of The Bronx, submitting map showing the **elimination of Blackstone Avenue between West 252d Street and West 254th Street** and the adjustment of grades necessitated thereby, Borough of The Bronx.

(On August 21, 1969, Cal. No. 167, the Board of Estimate referred this matter to the Commission; on September 10, 1969, Cal. No. 16, the Commission fixed September 24, 1969 for a hearing; on September 24, 1969, Cal. No. 59, the hearing was continued to October 22, 1969; on October 22, 1969, Cal. No. 43, the hearing was closed.)

For consideration.

ZONING

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BOROUGH OF RICHMOND

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No. 17 (CP-20631)

IN THE MATTER OF petition, of Klondike Realty Corp., pursuant to Section 201 of the New York City Charter, requesting an amendment of the Zoning Map, Section No. 26c, **establishing within an existing R3-2 District, a C1-2 District** bounded by **Richmond Avenue,** a line 300 feet north of **Shiloh Street, Steinway Avenue and Nome Avenue,** Borough of Richmond.

(On June 4, 1969, Cal. No. 25, the Commission fixed June 18, 1969 for a hearing; on June 18, 1969, Cal. No. 44, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

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No. 18 (CP-20917)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an **amendment** of the Zoning Map, Section No. 5d, **changing from R10 and C4-6 Districts to a C4-7 District property bounded by Broadway, West 96th Street, a line 200 feet west of Broadway and West 97th Street,** Borough of Manhattan.

(On October 8, 1969, Cal. No. 14, the Commission fixed October 22, 1969 for a hearing; on October 22, 1969, Cal. No. 48, the hearing was continued to November 5, 1969; on November 5, 1969, Cal. No. 51, the hearing was closed; on November 26, 1969, Cal. No. 27, the matter was laid over.)

For consideration.

No. 19 (CP-21068)

IN THE MATTER OF an **application** pursuant to Section 74-52 of the Zoning Resolution, **for the grant of a special permit involving a proposed public parking lot** with a capacity of 98 cars **on property located on the east side of 3d Avenue from East 32d Street to East 33d Street,** Borough of Manhattan.

Plans for this proposed public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y.

(On February 4, 1970, Cal. No. 14, the Commission fixed February 18, 1970, for a hearing; on February 18, 1970, Cal. No. 27, the hearing was continued to March 4, 1970; on March 4, 1970, Cal. No. 31, the hearing was closed.)

Withdrawn.

No. 20 (CP-21069)

IN THE MATTER OF an **application** pursuant to Section 74-52 of the Zoning Resolution, **for the grant of a special permit involving a proposed public parking lot** with a capacity of 71 cars **on property located on the southeast corner of 3d Avenue and East 18th Street,** Borough of Manhattan.

Plans for this proposed public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y.

(On February 4, 1970, Cal. No. 15, the Commission fixed February 18, 1970, for a hearing; on February 18, 1970, Cal. No. 28, the hearing was continued to March 4, 1970; on March 4, 1970, Cal. No. 32, the hearing was closed.)

For consideration.

No. 21 (CP-21083)

IN THE MATTER OF an application pursuant to Section 74-68 of the Zoning Resolution, from The Halsa Corp. for the **grant of a special permit involving the erection of a transient hotel utilizing railroad air space** within a zoning lot located **on the west side of 10th Avenue from West 49th Street to West 50th Street,** Borough of Manhattan.

Plans for this proposed transient hotel are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y.

(On February 4, 1970, Cal. No. 16, the Commission fixed March 4, 1970 for a hearing; on March 4, 1970, Cal. No. 29, the hearing was closed.)

For consideration.

CAPITAL BUDGET

BOROUGH OF QUEENS

No. 22 (CB-69-23)

IN THE MATTER OF **proposed amendment of the 1969-1970 Capital Budget, under Department of Water Resources, to add new line** 226w, Project SE-40, **"Combined Sewer in 69th Avenue from Fresh Meadow Lane to 169th Street, Etc., Queens," in the amount of $668,000.**

(On February 18, 1970, Cal. No. 37, the Commission fixed March 4, 1970 for a hearing; on March 4, 1970, Cal. No. 36, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

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URBAN RENEWAL AND HOUSING

—

BOROUGH OF MANHATTAN

—

No. 23 (CP-21090)

PUBLIC HEARING in the matter of communication, dated February 6, 1970 from the Housing and Development Administration, submitting for **approval**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York and Title I of the Housing Act of 1949, as amended, **an Amended Urban Renewal Plan for the East River Urban Renewal Project in the Area bounded generally by East 111th Street, Franklin D. Roosevelt Drive, East 107th Street and 1st Avenue**, Borough of Manhattan.

(On March 4, 1970, Cal. No. 2, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

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BOROUGH OF BROOKLYN

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No. 24 (CP-21079)

CONTINUED PUBLIC HEARING in the matter of (1) **Designation,** pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, **of the area bounded by Coney Island Creek, Stillwell Avenue, Neptune Avenue and West 21st Street,** Borough of Brooklyn, **as an Urban Renewal Area (Coney Island Creek Industrial Development Area);** and

(2) **Adoption,** pursuant to Section 197 of the City Charter, **of a modification of the Master Plan** of Sections Suitable for Development and Redevelopment, comprising the addition of Section BN 35, a Section Containing Predominantly Non-Residential Areas Characterized by Blight and Suitable for Clearance, Replanning, Reconstruction or Rehabilitation for **Predominantly Non-Residential Use,** and comprising the area hereinbefore described, Borough of Brooklyn.

This action rescinds previous designations relating to parts of the hereinbefore described area.

(On February 4, 1970, Cal. No. 7, the Commission fixed February 18, 1970 for a hearing; on February 18, 1970, Cal. No. 20, the hearing was continued to March 18, 1970.)

Close hearing.

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No. 25 (CP-21080)

CONTINUED PUBLIC HEARING in the matter of communication, dated January 23, 1970, from the Housing and Development Administration submitting for **approval,** pursuant to Article 15 of the General Municipal Law (Urban Renewal Area) of the State of New York, **an Urban Renewal Plan for Coney Island Creek Industrial Development Area, involving the acquisition and development of six sites within the Coney Island Creek Urban Renewal Area,** Borough of Brooklyn, as follows:

(1) Property on the southerly side of Hart Place between Cropsey Avenue and West 16th Street (Block 6995, Lots 32, 62, 64, 66, 68, 70-73).

(2) Property on the westerly side of West 16th Street south of Hart Place (Block 6995, Lot 76).

(3) Property on the southeasterly corner of Hart Place and West 16th Street (Block 6996, Lot 42).

(4) Property on the easterly side of Cropsey Avenue between Hart Place and the Creek (Block 6997, Lot 117).

(5) Property on the northerly side of Hart Place, east of Cropsey Avenue and extending to the Creek (Block 6997, Lot 124).

(6) Property on the easterly side of West 15th Street, at the intersection with Hart Place and extending to Stillwell Avenue and the Creek (Block 6997; Lots 158, 159, 170, 171, 174, 187, 188, 189, 290).

(On February 4, 1970, Cal. No. 8, the Commission fixed February 18, 1970 for a hearing; on February 18, 1970, Cal. No. 21, the hearing was continued to March 18, 1970.)

Close hearing.

CITY MAP CHANGES

—

BOROUGH OF RICHMOND

—

No. 26 (CP-21031)

PUBLIC HEARING in the matter of communication, dated November 21, 1969, from the President, Borough of Richmond, submitting Map No. 3756 **establishing the lines and grades of Crown Avenue from Arden Avenue to Carlton Boulevard; Vineland Avenue from Arden Avenue to Carlton Boulevard;** Arden Avenue from Crown Avenue to Stafford Avenue, and Carlton Boulevard from Crown Avenue to Vineland Avenue, Borough of Richmond.

(On December 4, 1969, Cal. No. 108, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 3, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF MANHATTAN

—

No. 27 (CP-21091)

PUBLIC HEARING in the matter of communication, dated February 11, 1970, from the President, Borough of Manhattan, submitting Map Acc. No. 29983 showing a change in the street system by **discontinuing and closing Stone Street and Coenties Alley** and portions of Broad Street and Pearl Street in the area generally bounded by **Pearl Street, Broad Street, South William Street,** and the westerly property line of Lots 49 and 22 in Block 29, Borough of Manhattan.

(On February 13, 1970, Cal. No. 229, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 4, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

No. 28 (CP-21092)

PUBLIC HEARING in the matter of communication, dated February 11, 1970 from the President, Borough of Manhattan, submitting Map Acc. No. 29982 showing a change in the street system by **eliminating and changing street lines,** establishing grades and roadway treatment and by laying out the lines and dimensions of permanent and perpetual sidewalk easements **in the area generally bounded by Pearl Street, Broad Street, South William Street** and the westerly property line of Lots 49 and 22 in Block 29, Borough of Manhattan.

(On February 13, 1970, Cal. No. 228, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 5, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF BROOKLYN

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No. 29 (CP-21095)

PUBLIC HEARING in the matter of communication, dated January 26, 1970, from the President, Borough of Brooklyn, submitting Map No. Y-2032 **establishing the lines and grades of Ferry Place from Hamilton Avenue to Sackett Street; widening Hamilton Avenue** from Van Brunt Street to Ferry Place, and adjusting the block dimensions, angles and grades within the area bounded by Degraw

Street, Columbia Street, Summitt Street and Buttermilk Channel, Borough of Brooklyn.

(On February 13, 1970, Cal. No. 131, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 6, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF THE BRONX

No. 30 (CP-21096)

PUBLIC HEARING in the matter of communication, dated January 15, 1970, from the President, Borough of The Bronx, submitting map showing the **elimination of a portion of Tier Street from a point 40 feet west of Fordham Place to King Avenue,** Borough of The Bronx.

(On February 13, 1970, Cal. No. 132, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 7, the Commission fixed this day for a hearing which has been duly advertised.)

Close hearing.

BOROUGH OF QUEENS

No. 31 (CP-21113)

PUBLIC HEARING in the matter of communication, dated February 4, 1970, from the President, Borough of Queens, transmitting Map No. 4582 **eliminating the lines of Evans Road between Liberty Avenue and 159th Street,** and the adjustment of legal grades therein, Borough of Queens.

(On February 13, 1970, Cal. No. 137, the Board of Estimate referred this matter to the Commission; on March 4, 1970, Cal. No. 8, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

ZONING

—

No. 32 (CP-21111)

PUBLIC HEARING in the matter of **amendments,** pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Section 25-31 concerning off-street parking requirements** as follows:

Matter in **bold type** is new.

	Parking spaces required in relation to specified unit of measurement
	Rated Capacity:
Clubs, community centers, or settlement houses; philanthropic or non-profit institutions without sleeping accommodations; golf course club houses; health centers; non-commercial recreation centers; or welfare centers, **provided that in R5, R6 and R7-1 districts, no accessory off - street parking spaces shall be required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities.**	None required R7-2 R8 R9 R10 1 per 10 persons R1 R2 R3 R4 R5 1 per 20 persons R6 R7-1

(On March 4, 1970, Cal. No. 9, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF MANHATTAN

No. 33 (CP-21086)

CONTINUED PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 8d and 12c, **establishing an LH-1 District bounded by East 21st Street, Gramercy Park West, East 20th Street,** a line 100 feet west of **3d Avenue, East 18th Street,** Irving Place, a line midway between East 19th Street and East 20th Street, and a line 100 feet east of Park Avenue South, Borough of Manhattan.

(On February 18, 1970, Cal. No. 4, the Commission fixed March 4, 1970 for a hearing; on March 4, 1970, Cal. No. 33, the hearing was continued to March 18, 1970.)

Close hearing.

No. 34 (CP-21121)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, **changing from a C4-7 District to an R8 District** property bounded by **West 66th Street,** a line 200 feet west of **Central Park West, West 64th Street,** a line 150 feet east of **Broadway and** a line 150 feet east of **Columbus Avenue,** Borough of Manhattan.

(On March 4, 1970, Cal. No. 10, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF BROOKLYN

No. 34 (CP-21115)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 22d, **changing from M1-1 and R5 Districts to an R6 District** property bounded by **Avenue L, East 17th Street,** a line 100 feet south of Avenue L, a line midway between **East 16th Street and East 17th Street, Locust Avenue,** and the easterly right-of-way of the New York City Transit Authority (Brighton Beach Line), Borough of Brooklyn.

(On March 4, 1970, Cal. No. 11, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

No. 36 (CP-21116)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 13b, **changing from an M1-1 District to an R6 District** property bounded by. (1) **Maujer Street, La Grange Street,** a line 100 feet north of Maujer Street, Florence Street, Grand Street and Waterbury Street, and (2) **Stagg Street,** a line 350 feet east of Bushwick Avenue, **Ten Eyck Street, and Waterbury Street,** Borough of Brooklyn.

(On March 4, 1970, Cal. No. 12, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF QUEENS

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No. 37 (CP-21119)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 14d, **changing from M3-1 and M1-1 Districts to R6 and C1-4 Districts** property bounded by **159th Street, Liberty Avenue, 158th Street and** the southerly boundary line of **Prospect Cemetery,** Borough of Queens.

(On March 4, 1970, Cal. No. 13, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

CAPITAL BUDGET

—

No. 38 (CB-69-7)

PUBLIC HEARING in the matter of proposed amendment of the 1969-1970 Capital Budget, under the Fire Department, to add Line 386t, Project F-15, **"Firehouse for Engine Company 54, Ladder Company 4 and Battalion Chief, West 48th Street and 8th Avenue, Manhattan, Including Site,"** in the amount of $67,300.

(On March 4, 1970, Cal. No. 14, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

BOROUGH OF THE BRONX

—

No. 39 (CB-69-12)

PUBLIC HEARING in the matter of proposed amendment of the 1969-1970 Capital Budget, under the Board of Education, as follows:

Add a new line, Project E-1358, **"Intermediate School 192, The Bronx, Hollywood and Randall Avenues",** in the amount of (a) funds.

(On March 4, 1970, Cal. No. 38, the Commission fixed this day for a hearing, which has been duly advertised.)

Close hearing.

MATTER PREVIOUSLY CALENDARED BY THE COMMISSION

FUTURE PUBLIC HEARING
TO BE HELD ON
WEDNESDAY, APRIL 8, 1970, AT 10 A. M.

HOUSING AND DEVELOPMENT

BOROUGH OF BROOKLYN

(CP-21082)

IN THE MATTER OF communication, dated February 2, 1970, from the New York City Housing Authority, requesting **approval,** pursuant to Section 150 of the New York State Public Housing Law, **of a Plan and Project for a Federally-aided public housing project** proposed to be developed (under 1970 Neighborhood Development Program) within the **Coney Island Community Development Area** (Urban Renewal Area), Borough of Brooklyn, on the following parcels:

Major portion of the block bounded by Neptune Avenue, West 24th Street, Mermaid Avenue and West 25th Street (Block 7014, Lots 1-6, 13-26, 28, 31-40, 54-83).

Major portion of the block bounded by Neptune Avenue, West 22d Street, Mermaid Avenue and West 23d Street (Block 7016, Lots 1, 3-6, 28, 29, 31, 33, 35, 37, 40, 56, 58-60, 62-65, 67-81.

On the southerly side of Neptune Avenue between West 21st and West 22d Streets; on the westerly side of West 21st Street between Neptune and Mermaid Avenues (Block 7017, Lots 1, 9, 22, 23, 27, 29, 31-34, 134).

On the easterly side of West 29th Street and westerly side of West 28th Street, between Mermaid and Surf Avenues (Block 7052, Lots 14, 18, 20-22, 24, 26, 28, 30, 31, 33, 74, 77, 80, 81, 83-94).

(On February 4, 1970, Cal. No. 6, the Commission fixed February 18, 1970 for a hearing; on February 18, 1970, Cal. No. 19, the hearing was continued to April 8, 1970.)

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